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HARRISONS REEVE

13 The Gables Marshall Road

• Rainham

Price: £1,250,000

13 The Gables, Marshall Road, ME8 0AR
£1,250,000

- BESPOKE INDIVIDUAL 5 BEDROOM NEW BUILD DETACHED HOUSE, APPROX 3,013 SQ FT OF ACCOMMODATION
- LOCATED IN A PRIME RESIDENTIAL LOCATION
- GROUND FLOOR UNDERFLOOR ZONAL HEATING DESIGNED TO COMPLEMENT THE AIR SOURCE HEAT PUMP
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR SEVERAL CARS
- FANTASTIC LOCATION FOR SCHOOLS, MAIN ROAD CONNECTIONS AND LOCAL AMENITIES
- HIGH SPEC REAM" KITCHEN - APPLIANCES COME WITH A 5 YR WARRANTY -
- ENERGY PERFORMANCE CERTIFICATE RATING B
- 2 EN-SUITE SHOWER ROOMS, FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- 10 YEAR NEW BUILD WARRANTY
- STRIKING GLASS FRONTAGE & GALLERIED LANDING

Nestled on the desirable Marshall Road in Rainham, this stunning detached house, built in 2025, offers a perfect blend of modern living and spacious comfort. Spanning an impressive 3,013 square feet, this property is ideal for families seeking ample space and contemporary amenities.

Upon entering, you are greeted by two generous reception rooms, providing versatile spaces for both relaxation and entertaining. The layout is thoughtfully designed to accommodate the needs of a busy household, ensuring that everyone can enjoy their own space while still coming together in the heart of the home.

The property boasts five well-proportioned bedrooms, each offering a tranquil retreat for rest and relaxation. With three modern bathrooms, morning routines will be a breeze, catering to the demands of family life with ease.

Outside, the property features parking for up to three vehicles, a valuable asset in this sought-after area, incorporating an electric car charging point. The surrounding neighbourhood is known for its friendly community atmosphere and convenient access to local amenities, schools, and transport links.

The property’s eco-friendly credentials are equally impressive. Powered by an advanced air source heat pump, the home delivers energy-efficient heating, perfect for reducing both your carbon footprint and running costs. The underfloor heating to the ground floor, ensures a cosy, consistent temperature, even during the coldest winter months.

This exceptional home is perfect for those looking to invest in a modern, spacious property in a prime location. With its contemporary design and ample living space, it presents an outstanding opportunity for comfortable family living. Do not miss the chance to make this remarkable house your new home.

Medway Council tax band D

Entrance Foyer
Aluminium pivot entrance door, bespoke staircase to first floor, large built in coat and shoe cupboard.

Lounge
16'10" x 15'1" max (5.14m x 4.62m max)
Double glazed windows to front and side.

Dining Room/Snug
13'6" x 12'7" (4.14m x 3.84m)
Double glazed windows to front.

Study/Office
13'6" x 6'8" (4.13m x 2.04m)
Double glazed window to side..

WC
Frosted double glazed window to side. Suite comprising low level WC and vanity unit with inset wash hand basin.

Open Plan Kitchen/Dining Room
31'6" x 18'8" (9.62m x 5.69m)
Double glazed bi-folding doors to rear garden. 2 double glazed windows to side. Bespoke "Ream" fitted kitchen with a variety of base and eye level units with work surfaces over. Built in double electric oven with induction hob. Island unit with integrated wine fridge.

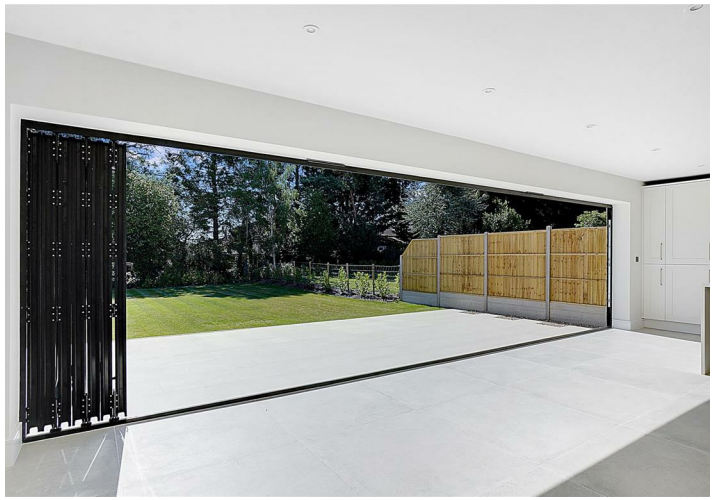
Utility Room
Double glazed door to rear garden.

Galleried Landing
Bespoke glazed unit to front, built in storage cupboard, radiator,

Bedroom 1
18'0" x 12'7" (5.51m x 3.86m)
Double glazed window to rear, radiator.

Walk-In Wardrobe Area
9'8" x 5'10" (2.96m x 1.80m)
Radiator.

En-Suite Shower Room
8'0" x 6'3" (2.46m x 1.93m)
Suite comprising shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit.

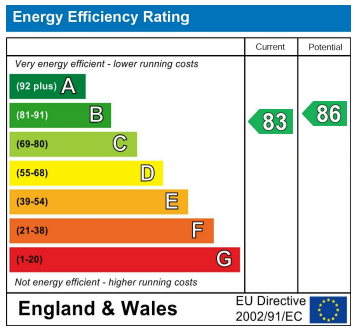


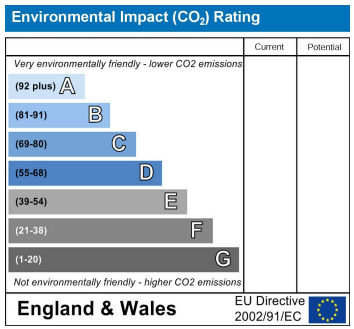
Bedroom 2
15'2" x 11'10" (4.64m x 3.63m)
Double glazed window to front, radiator.

En-Suite Shower Room
Suite comprising shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit.

Bedroom 3
16'1" x 13'6" (4.92m x 4.14m)
Double glazed window to front, radiator.

Bedroom 4
18'5" x 10'4" (5.62m x 3.15m)
Double glazed window to rear, radiator.





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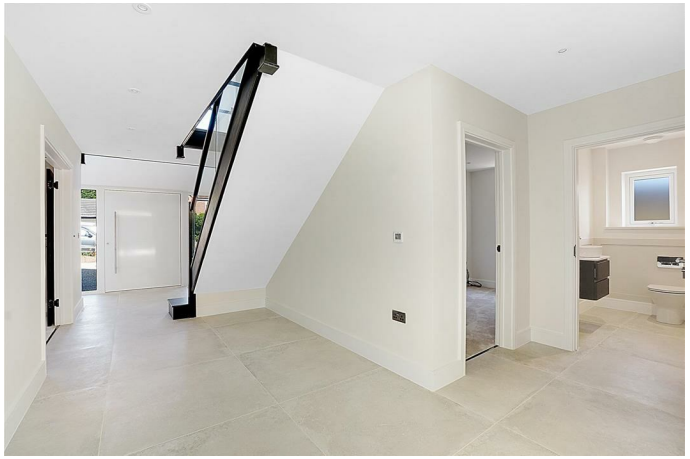


Bedroom 5
12'11" x 7'11" (3.95m x 2.43m)
Double glazed window to rear, radiator.

Family Bathroom
12'9" x 8'0" (3.91m x 2.45m)
Double glazed window to rear. Suite comprising slipper bath, shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Heated towel rail.

Exterior

Rear Garden
Approx. 90' in depth x 60' in width. Large, attractive paved patio area leading to a lawn area, with private woodland area at the rear. Fenced to boundaries. Side pedestrian access.

Frontage
Shingle driveway providing off road parking for several cars.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

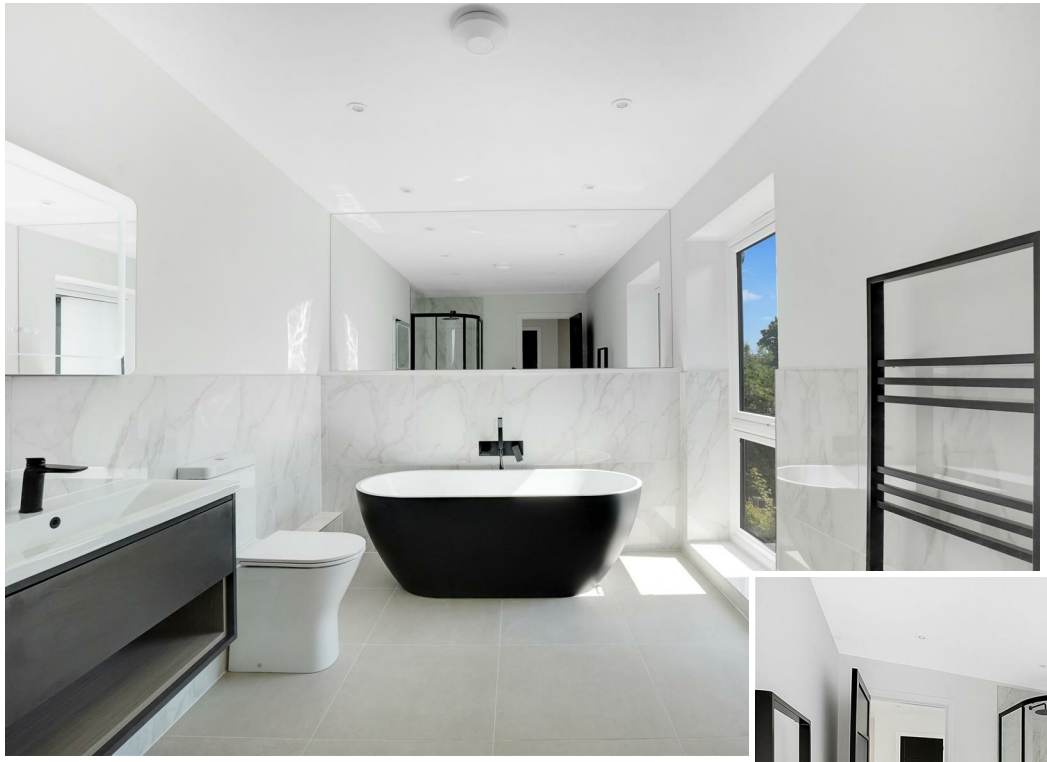
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

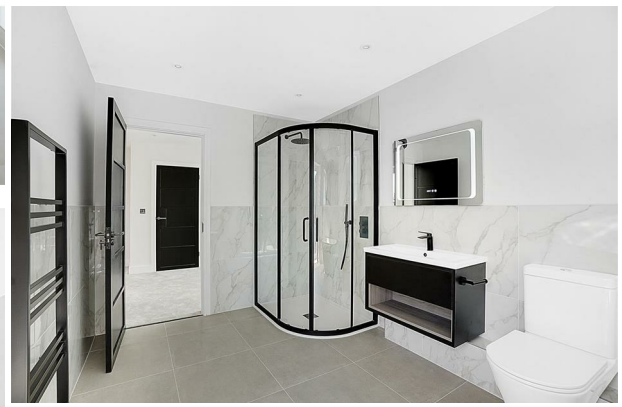
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

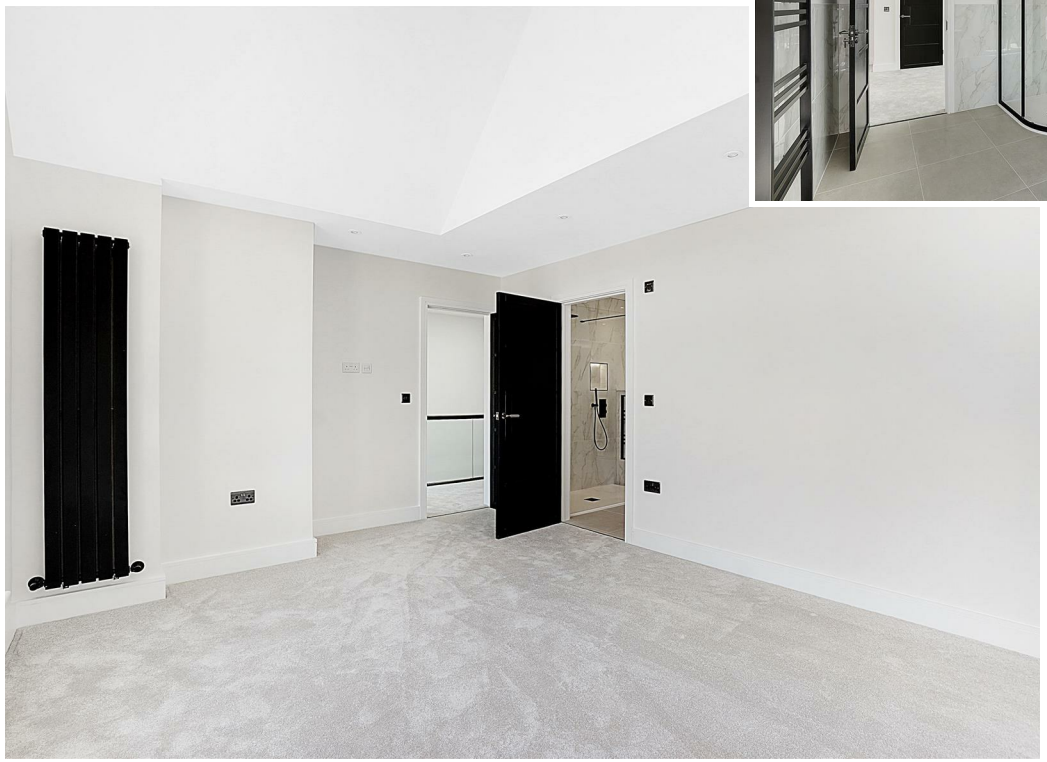
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.







GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

1ST FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

TOTAL FLOOR AREA : 2959 sq.ft. (274.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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